

FOR SALE

Ridgemean, Ludlow Road, Little Stretton, Church Stretton, SY6 6RB



Floor Plan



Ground Floor

House Floor Area 170 Sq m (1828 Sq ft)
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Ridgemean
Ludlow Rd
Little Stretton
SY6 6RB



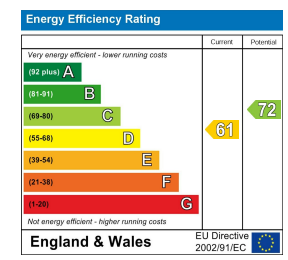
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Price Guide £510,000

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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



A highly desirable and generously proportioned detached family home, set with lovely gardens and a stunning outlook, in this highly sought after locality.




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MILEAGES: Church Stretton 1.3 miles, Ludlow 14.1 miles, Shrewsbury 15.2 miles. All mileages are approximate.



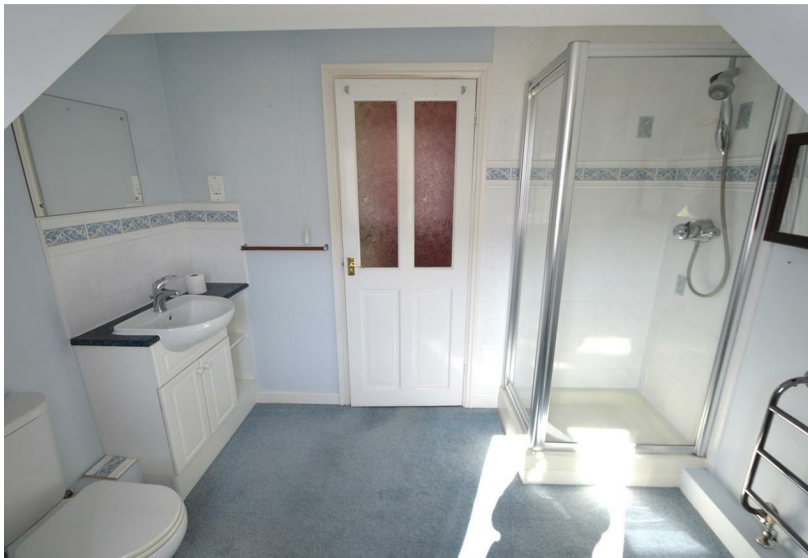
3 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



- Highly sought after location
- Well proportioned rooms
- Scope for improvement
- Generous driveway parking and garage
- Beautiful gardens with lovely views
- NO ONWARD CHAIN

DIRECTIONS
From Shrewsbury, proceed south along the A49 towards Church Stretton, on arrival at the traffic lights at Church Stretton, position in the right hand lane and proceed over the bridge into the town. Follow the high street along and at the T junction at the top take the left turn. Continue along this road to Little Stretton and on entering the village, Ridgemead will be identified on the left hand side.

SITUATION
The property is set in a most desirable and most sought after location within the popular village of Little Stretton. The village contains a popular public house and church, whilst more extensive amenities can be found at the popular town of Church Stretton, which has a rail link to Shrewsbury. There is a bus service running through the village, whilst the A49 offers access south to Ludlow or north to Shrewsbury. Shrewsbury has a fashionable range of social and leisure amenities together with a rail service. Little Stretton is set in delightful south Shropshire countryside, which is extremely popular amongst walkers and will no doubt have wide market appeal.

DESCRIPTION
Ridgemead is a particularly well proportioned detached family home, which would benefit from some modernisation and improvement to areas. The ground floor offers two traditional reception rooms, a breakfast kitchen, conservatory, separate utility room and guest WC. To the first floor, there are four bedrooms, the principal of which has an en-suite shower room, whilst the remaining three are then served by the main shower room. Outside, there is a spacious parking area, together with an integral garage. The gardens predominantly sit to the rear and are a most attractive feature, comprising patio seating areas, lovely flowing lawns and well established and stocked shrubbery beds and borders. It should be noted that the rear gardens have lovely outlook over adjoining farmland and towards hills in the distance.

ACCOMMODATION
Storm porch with panelled part glazed entrance door.

ENTRANCE HALL
Staircase to first floor, doors off and to:-

GUEST WC
Low level WC, wall mounted wash hand basin, part tiled walls.

LIVING ROOM
With feature ornamental fireplace with tiled hearth, archway through to:-

DINING ROOM
With sliding patio doors through to:-

CONSERVATORY
With wraparound UPVC double glazed windows and polycarbonate roof, overhead fan and light, twin glazed french doors giving access and views our over the delightful rear gardens with farmland beyond and towards Ragleth Hill.

BREAKFAST KITCHEN
Providing a range of eye and base level units comprising cupboards and drawers, with generous worksurface area over and incorporating a one and half bowl sink unit and drainer with mixer tap, integral Neff electric oven and grill, with four ring Neff electric hob unit, integrated fridge freezer, glass fronted display cupboards, part tiled walls and tiled splash, ceiling downlighters, window with lovely aspect, part glazed door to:-

UTILITY ROOM
With fitted worktop with storage cupboard under, additional range of eye and base level cupboards, fitted shelving, part tiled walls, space and plumbing for washing machine, space for fridge, Worcester oil fired central heating boiler, access door to garage and part glazed stable door to rear garden.

FIRST FLOOR LANDING
Access to loft space, built in linen cupboard with fitted shelving, doors off and to:-

BEDROOM ONE
With built in double wardrobe and door to:-

EN-SUITE SHOWER ROOM
With a suite comprising low level WC, wash hand basin set in vanity unit with storage cupboards under, shower cubicle with mains fed shower, inset tiling and sliding splash screen.

BEDROOM TWO
With built in double wardrobe and lovely aspect over rear gardens and adjoining farmland.

BEDROOM THREE
With slightly restricted headroom and twin built in double wardrobes.

BEDROOM FOUR
With slightly restricted headroom and lovely aspect to rear.

SHOWER ROOM
Providing a white suite comprising low level WC, wash hand basin set in vanity unit with storage cupboards under, shower cubicle with mains fed shower, built in cupboard, lovely view.

OUTSIDE
The property is approached over a tarmac driveway which provides ample parking for numerous vehicles, whilst also giving vehicular access to the integral garage and pedestrian access to the front and side of the property.

GARAGE
With electric metal up and over entrance door, power and light points.

THE GARDENS
To the front, the gardens are attractively laid out and incorporate neatly maintained lawns, with well stocked shrubbery beds and borders. The majority of the gardens are located to the rear and are a most delightful feature. Immediately adjacent to the rear of the house itself is a generous flagged sun terrace entertaining area ideal for Alfresco dining and allowing full appreciation of an attractive aspect over the gardens, adjoining farmland and hills beyond. The remainder of the gardens are then predominantly laid to lawn, interspersed with flowing beds and borders containing a number of different specimen plants and trees. Nature pond. External double power socket. Two timber and felt storage sheds. External cold water taps.

GENERAL REMARKS
FIXTURES AND FITTINGS
Only those items described in these particulars are included in the sale.

TENURE
Freehold. Purchasers must confirm via their solicitor.

SERVICES
Mains water, electricity and drainage are understood to be connected. Oil fired central heating boiler. None of these services have been tested.

COUNCIL TAX
The property is in Council Tax band 'F' on the Shropshire Council Register.

VIEWINGS
By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.